92-06548/

McKENZIE LAKE

Area Structure Plan and Supporting Information

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

March 1992

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PREFACE

The McKenzie Policy Statement and Area Structure Plan was adopted by City Council in 1979. Based upon the land use plan and policies of the ASP, outline plans were approved for portions of the area, and development began in 1981. Two amendments to the ASP were approved by Council in 1983 and 1986.

With a change in the ownership of a large portion of the area, significant revisions were made to the development concept. A lake was incorporated into the plan as a significant amenity and recreational feature; it was approved by Council in 1988, and constructed in 1989. This fundamental change, plus the fact that the plan was becoming outdated in other respects, necessitated the preparation of a revised area structure plan.

Upon its adoption by by-law, the McKenzie Lake ASP will define Council policy for planning and development of the balance of the McKenzie Lake community. The Supporting Information (blue pages) provides the background to the ASP, including a description of the utilities and community services available to the area residents. It should be noted that municipal public facilities and improvements proposed or recommended in this document (e.g., regional pathways, community recreational facilities) are subject to the City's capital budget priorities and approval process.

AREA STRUCTURE PLAN

MCKENZIE LAKE
AREA STRUCTURE PLAN

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THE MCKENZIE LAKE AREA STRUCTURE PLAN

1.0 PLANNING AREA (Map 1)

McKenzie Lake is a developing community located on the east bank of the Bow River opposite Fish Creek in southeast Calgary. The planning area encompasses roughly 526 hectares (1,300 acres), extending east to the Deerfoot Trail, south to the Marquis of Lorne Trail (Highway 22X), north to the future alignment of 130 Avenue S.E., and west to the Bow River. These lands are located within Section 3 and 4 in 23-29W4M, Sections 25 and 36 in 22-1W5M, and Sections 29, 30, 31, and 32 in 22-29W4M. All of these lands were annexed to the City in 1979, with the exception of a small area in the northeast portion which was annexed to the City in 1961.

McKENZIE LAKE | MAP 1

TITLE
LOCATION

LEGEND
- PLANNING AREA
- CITY LIMITS

DATE
JANUARY 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 3.0 6.0 km
0 2.0 4.0 miles

2.0 PLAN SUMMARY (Map 2)

The plan calls for a residential community to be developed for 14,000 to 17,000 residents.[1] The predominant form of housing will be single family; however, a mix of housing will be encouraged. The plan also accommodates other land uses supportive of residential development, such as neighbourhood shopping centres, and joint use sites for schools and playgrounds.

The land within the Bow River floodway and floodplain in the southwest portion of the planning area will be retained as open space, and will be connected to Fish Creek Park by a pedestrian bridge across the river. This area is presently under the jurisdiction of Alberta Recreation & Parks. The lake is also a key recreational feature which will be accessible to the majority of residents in the community.[2]

Access to the area is currently provided from both the Marquis of Lorne Trail to the south and the Deerfoot Trail to the east. An additional access to the Deerfoot Trail is planned at 130 Avenue S.E. Ultimately, all these access points will be grade-separated. The existing Marquis of Lorne Trail access will be replaced by either a partial interchange or an overpass connecting to future development to the south.

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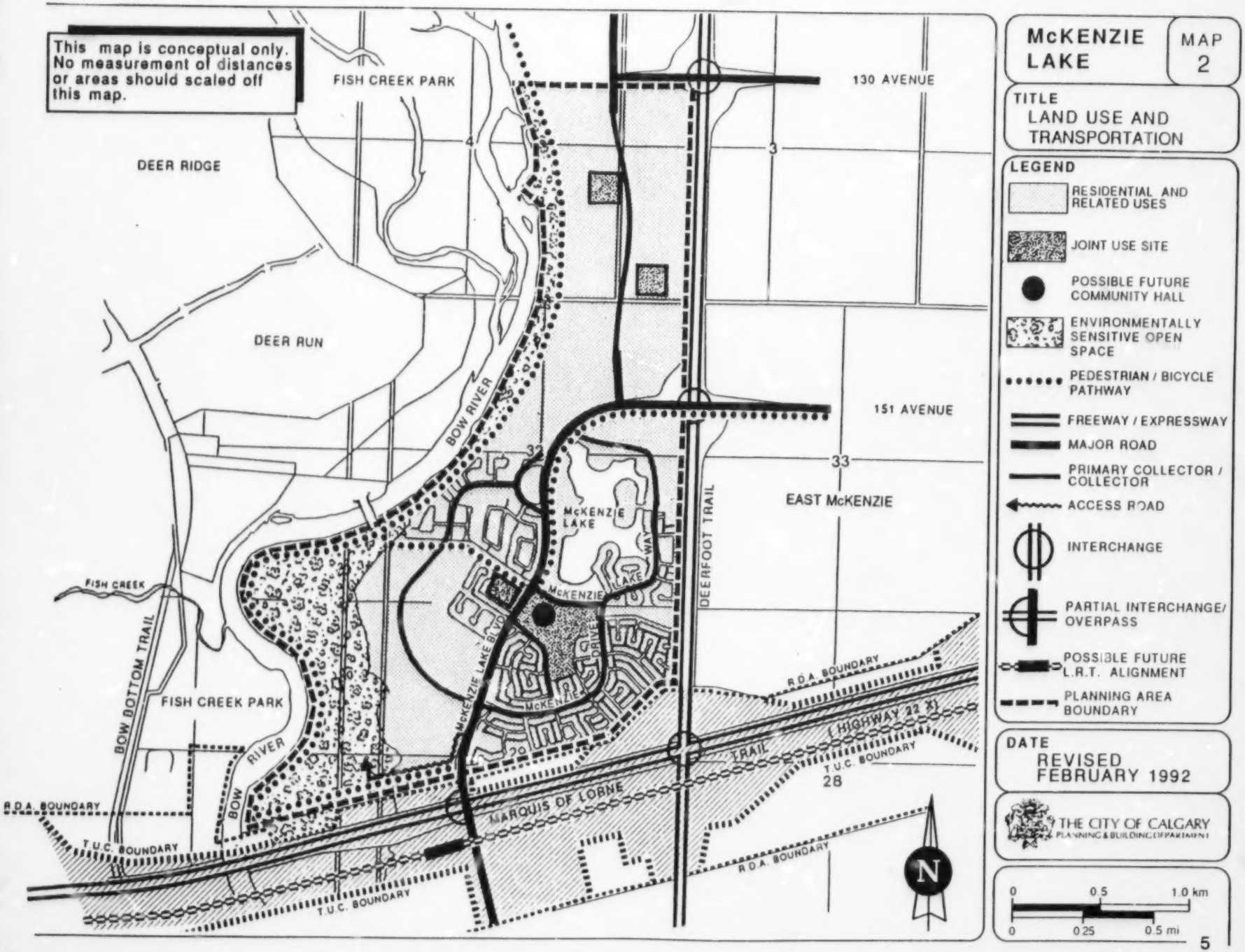
[1] This population figure is based upon a developable area of 383 hectares (946 acres), a density range of 5-6 units per acre, and an average occupancy rate of 3.00 persons per dwelling unit.

[2] The lake is located on a private recreation site, and certain access restrictions apply.


This map is conceptual only. No measurement of distances or areas should scaled off this map.
McKENZIE LAKE
MAP 2
TITLE
LAND USE AND TRANSPORTATION
LEGEND
RESIDENTIAL AND RELATED USES
JOINT USE SITE
POSSIBLE FUTURE COMMUNITY HALL
ENVIRONMENTALLY SENSITIVE OPEN SPACE
PEDESTRIAN / BICYCLE PATHWAY
FREEWAY / EXPRESSWAY
MAJOR ROAD
PRIMARY COLLECTOR / COLLECTOR
ACCESS ROAD
INTERCHANGE
PARTIAL INTERCHANGE/ OVERPASS
POSSIBLE FUTURE L.R.T. ALIGNMENT
PLANNING AREA BOUNDARY
DATE
REVISED FEBRUARY 1992
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
0 0.5 1.0 km
0 0.25 0.5 mi
FISH CREEK PARK
DEER RIDGE
DEER RUN
130 AVENUE
151 AVENUE
BOW RIVER
DEERFOOT TRAIL
EAST McKENZIE
McKENZIE LAKE
McKENZIE LAKE BLVD
McKENZIE LAKE DRIVE
FISH CREEK
BOW BOTTOM TRAIL
FISH CREEK PARK
BOW RIVER
R.D.A. BOUNDARY
T.U.C. BOUNDARY
MARQUIS OF LORNE TRAIL
(HIGHWAY 22 X)
28
N

3.0 POLICY STATEMENTS

In this plan the term "residential and related uses," as shown in Map 2, means:

(a) single family detached, semi-detached, duplex and multiple family dwellings; and

(b) such related uses as neighbourhood shopping centres, churches, child care facilities, police and fire stations, libraries, and neighbourhood parks other than joint use sites.

3.1 GENERAL

(a) The land use pattern and roadway network shall be generally as shown in Map 2, which shall serve as the basis for outline plan submissions and approvals.

(b) The location, size and configuration of specific uses (e.g., multiple family residential development, local commercial sites, open space, etc.) shall be established at the outline plan stage.

3.2 LAND USE

3.2.1 Residential

(a) The average overall density shall be in the range of 12.3 to 14.8 units per gross hectare (5 to 6 units per acre). However, outline plans at densities above or below the limits of this range may be considered for approval, where appropriate.

(b) Although single family housing is likely to predominate, a mix of housing types should be encouraged. Suitable sites for multi-family shall be chosen with regard to the Multiple Residential Development Location Guidelines (Table 3.3.3) in the **Calgary General Municipal Plan**.

3.2.2 Commercial

In addition to the existing neighbourhood shopping centre located northeast of the intersection of McKenzie Lake Boulevard with McKenzie Drive, additional neighbourhood shopping centres may be provided elsewhere in McKenzie Lake on roads of at least primary collector/collector standard. Locations and sizes of these sites shall be determined at the outline plan stage.

3.2.3 Open Space

Joint Use Sites and Parks

(a) In addition to the three joint use sites which have been already designated for schools and park use (as described in Section 8.4 of the Supporting Information), this plan provides for a fourth site to be located east of the primary collector/collector in the northern portion of the planning area, as shown conceptually on Map 2. This site is intended to accommodate a separate elementary school; its specific location, size and configuration shall be determined at the outline plan stage.

(b) Neighbourhood parks, some with tot lot features, shall be located as appropriate throughout McKenzie Lake. Locations, sizes, and configurations of these parks shall be established at the outline plan stage.

Pathway System

(a) A regional pedestrian/cyclist pathway shall be constructed as a part of the Bow River valley pathway system, the alignment to be generally as shown in Map 2. The pathway will connect the planning area to Fish Creek Park to the west (via a pedestrian bridge), Douglasdale Estates to the north, and East McKenzie to the east.

In addition to the regional pedestrian/cyclist pathways, local pathways may be required at the outline plan stage.

(b) At-grade, mid-block pedestrian crossings should be avoided on major roads and primary collector/collector roads.

Recreational Open Space

The southwest portion of the planning area opposite Fish Creek Park is in the Bow River floodway and floodplain. This land, owned by the Provincial Government, has been under consideration for use as a golf course. Although the final decision regarding this facility is yet to be made by Alberta Recreation and Parks, the future use of this land shall be recreational.

Development Interface

Sensitive treatment of the interface between development and the Bow River valley escarpment is a significant objective in implementing this plan. Therefore, prior to any outline plan approval for areas adjacent to the Bow River valley escarpment, a concept plan for these areas shall be submitted to the Approving Authority to provide sufficient detailed information (e.g., top of the slope line, slope stability line, property lines, building setbacks, building heights, contour lines, cross-sections, etc.) to demonstrate the developer's intended treatment of the interface. The minimum setback from top of the escarpment to adjacent development shall be in accordance with the **Calgary General Municipal Plan** policies.

3.3 TRANSPORTATION

3.3.1 Roads

(a) The freeways/expressways, major roads and primary collector/collector roads required to service this community are shown conceptually on Map 2. Any significant changes to these requirements or to the configuration of this roadway network shall require an amendment to this ASP.

(b) The concept of internal roadway loops shall be maintained in order to accommodate bus transit service. However, specific alignments of the primary collector/collector roads are somewhat flexible, and final alignments shall be determined at the outline plan stage.

(c) An access road to connect McKenzie Lake Boulevard to the open space in the southwest portion of the planning area shall be aligned roughly as shown in Map 2. The design standard of this road shall be determined at the outline plan stage.

(d) Noise attenuation measures along the Deerfoot Trail, Marquis of Lorne Trail and McKenzie Lake Boulevard shall be provided in accordance with the revised Surface Transportation Noise Policy, approved by City Council in April 1988.

3.3.2 Public Transit

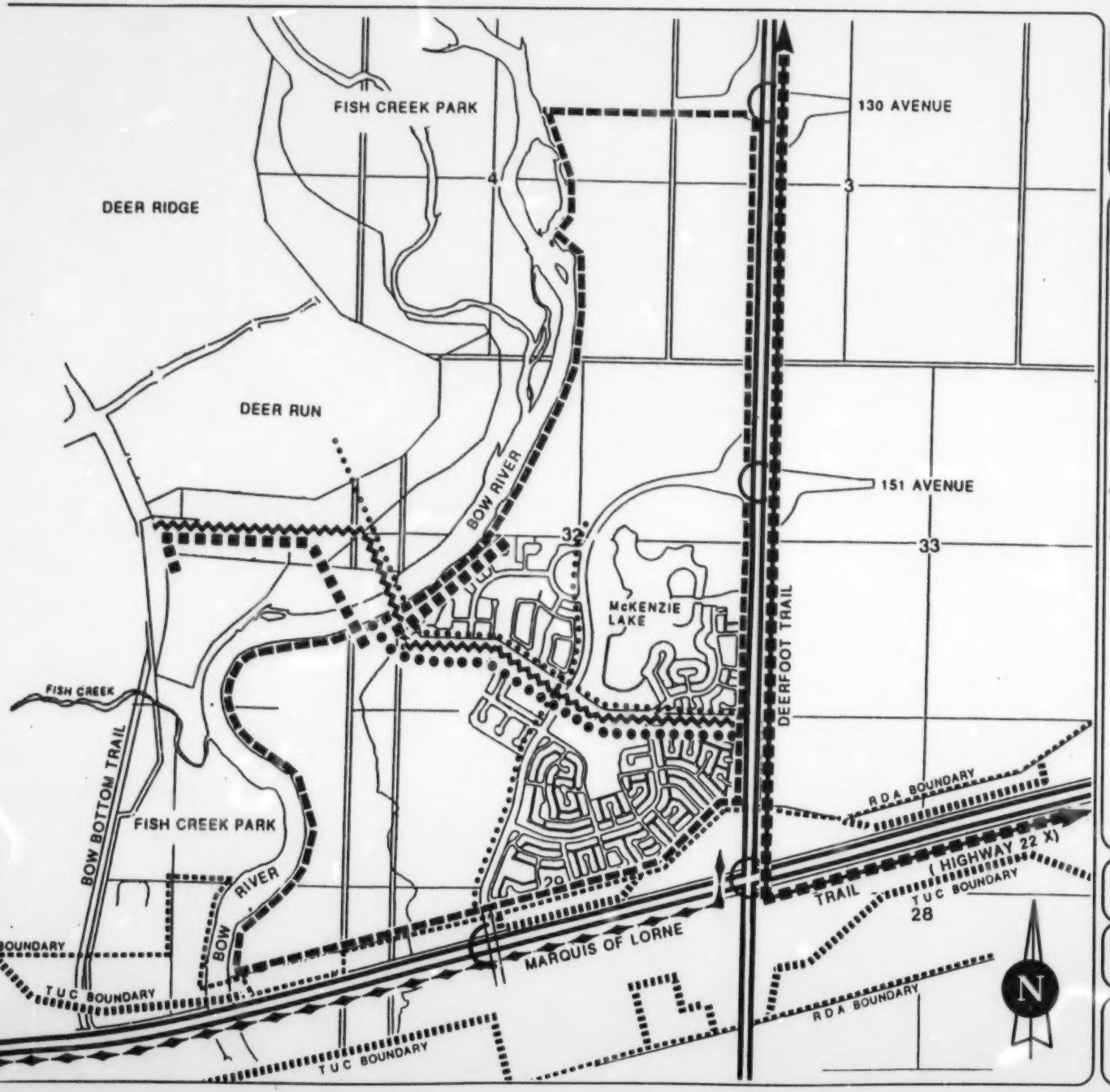
All residences should be within a walking distance of 450 metres from the nearest bus route. However, this requirement may be relaxed for some parts of the planning area, subject to approval of the Director of Transportation.

3.4 UTILITIES (Map 3)

The general location of major utilities to service existing and future development in the planning area is shown on Map 3. This map is conceptual only, and location of these utilities may be revised without an amendment to this ASP.

Further information on servicing is provided in the Supporting Information portion of this document.[3]

[3] Not all utility lines are shown in this document. The appropriate City department or utility company should be consulted for complete, updated information.



McKENZIE LAKE | MAP 3

TITLE

UTILITIES

LEGEND

- 900 mm WATER FEEDER MAIN
- SANITARY SEWER TRUNK
- STORM SEWER TRUNK
- ELECTRICAL TRANSMISSION LINE 138 kv
- HIGH PRESSURE GAS LINE
- TELEPHONE CONDUIT
- PLANNING AREA BOUNDARY

DATE

JANUARY 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

3.5 RESTRICTED DEVELOPMENT AREA

(a) Ministerial consent is a prerequisite to approval of subdivision, land use redesignation and/or development permits on any lands located within the Restricted Development Area as defined by the Province.

(b) In approving outline plans, the Approving Authority shall ensure that pedestrian and vehicular access can be provided to the Transportation and Utility Corridor (TUC) lands. This access is required for the installation and maintenance of utilities, and for other potential uses (e.g., recreational uses, pedestrian/bicycle pathways, etc.).

(c) The developer shall ensure that adequate signs are displayed to identify the TUC boundary, as per the policy approved by City Council on 1991 April 22 (Commissioners Report OE91-16).

3.6 SEQUENCE OF DEVELOPMENT

Progression of development shall generally follow the extension of roads and utilities from the southeast and central portions of the planning area, where current development exists, to the north and west.

SUPPORTING INFORMATION

SUPPORTING INFORMATION TO THE

MCKENZIE LAKE AREA STRUCTURE PLAN

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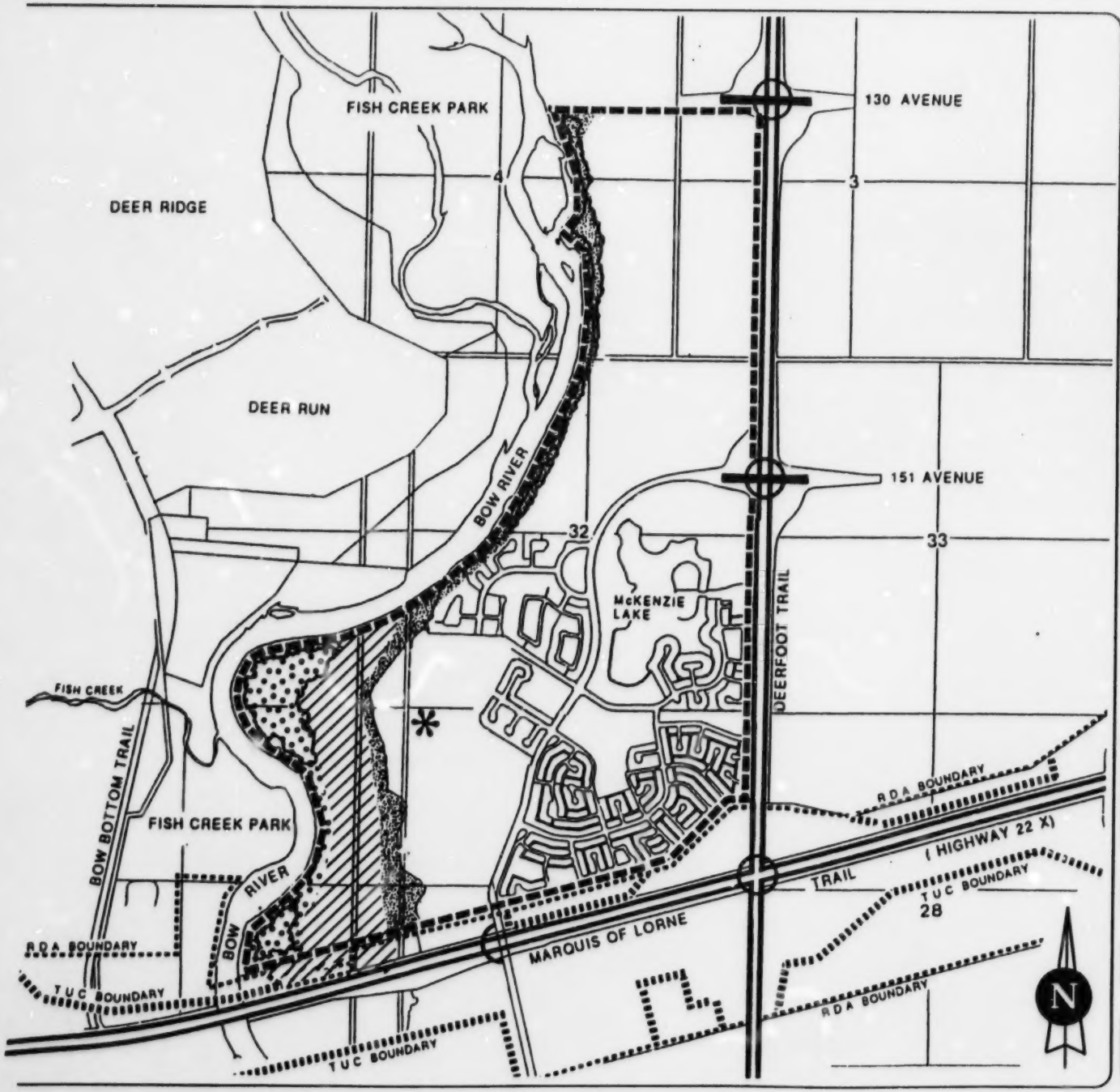
4.0 NATURAL FEATURES (Map 4)

The most significant natural features in McKenzie Lake are the Bow River valley and the escarpment along its eastern edge. The river valley is fairly wide at this location, and includes the eastern portion of Fish Creek Park. The escarpment is also quite spectacular in the northern portion of the planning area where it reaches a height of 30 metres within a distance of 43 metres. In the central portion the escarpment is moderate in height, but it becomes more pronounced again further south where the elevation difference is approximately 38 metres over a distance of 103 metres.

Most of the area east of the escarpment is within an upland plateau, with the exception of the southwestern portion which slopes downward toward the river valley. Below the escarpment are the Bow River floodplain and floodway, most of which are covered by mature cottonwood and native prairie bushes.

Scenic views of the Fish Creek Park, the Bow River valley, the Rocky Mountains and the downtown skyline can be seen from the escarpment and the western portion of the upland plateau lands.



McKENZIE LAKE | MAP 4

TITLE
NATURAL FEATURES

LEGEND

- FLOODWAY
- FLOODPLAIN
- NATURAL VEGETATION
- ESCARPMENT
- GLACIAL ERRATIC
- PLANNING AREA BOUNDARY

DATE
JANUARY 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

5.0 EXISTING CONDITIONS

5.1 LAND OWNERSHIP (Map 5)

Carma Developers Limited owns all the developable lands in Sections 29 and 32 in 22-29W4M, except for 18 hectares (45 acres) owned by R.D. Patterson in the northwest quarter of Section 32. Other major land owners in the planning area are Douglasdale Estates Incorporated, McKenzie Land Development Corporation, Simpson Ranching Limited, and the Province of Alberta which owns all of the Restricted Development Area and the floodway and floodplain lands in the river valley.

5.2 LAND USES

Most of the undeveloped lands in McKenzie Lake are utilized for farming, including cereal crop production and grazing. A gravel mining operation in the floodplain lands was recently terminated. Apart from these uses, a small farmstead is currently located on the Patterson land in the northwest quarter of Section 32.

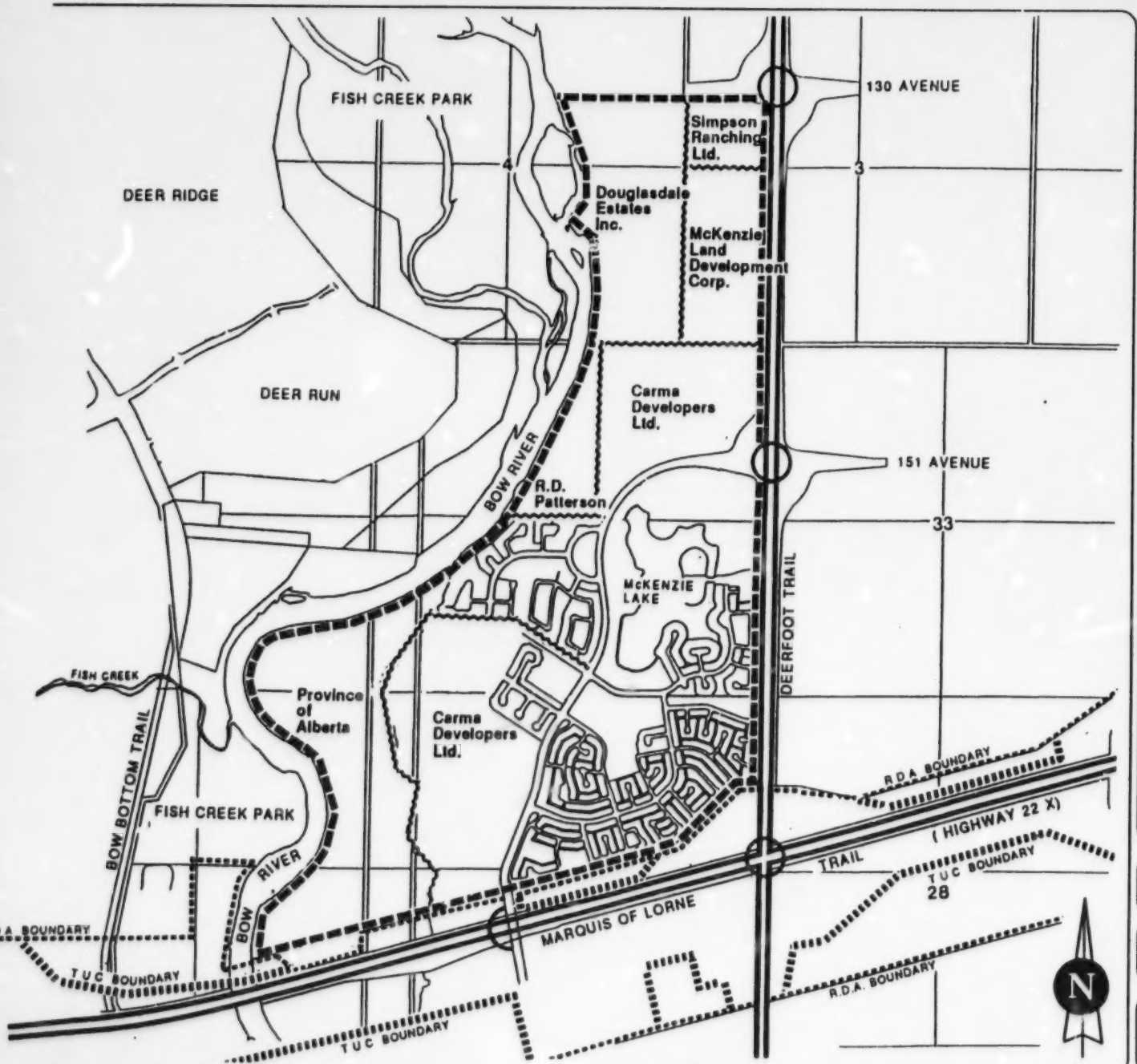
Development of McKenzie Lake (formerly McKenzie) began in 1981 in the southeastern portion, and progressed in a northwesterly direction. The initial phases of development were undertaken by Daon in accordance with the McKenzie ASP (1979). The land reverted to the Bank of Nova Scotia in 1985, and their agent, Jager Industries Incorporated, introduced the lake concept. The lake was constructed and filled in 1989. Carma bought the undeveloped lands owned by the Bank of Nova Scotia in McKenzie Lake in 1989.

Existing development consists of residential and commercial uses, a separate elementary and junior high school, and playfields. The 1991 civic census indicates a population of 3,850, and 1,230 dwelling units (existing or under construction) in McKenzie Lake.

5.3 ARCHAEOLOGICAL AND HISTORICAL RESOURCES (Map 4)

An appraisal was undertaken in 1979 which suggested that a number of archaeological sites exist in the planning area. A prehistoric site was also identified on the rim of the Bow River valley. The required historical impact assessment has since been submitted to Alberta Culture and Multiculturalism, and the mitigation measures have been undertaken.

A glacial erratic is located near the top of the escarpment in Section 29, and has been preserved.



McKENZIE LAKE | MAP 5

TITLE

LAND OWNERSHIP

LEGEND

- PLANNING AREA BOUNDARY
- LAND OWNERSHIP BOUNDARIES

DATE

JANUARY 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

6.0 POLICY CONTEXT

6.1 PLANNING CONTEXT (Map 6)

In addition to the McKenzie Policy Statement and Area Structure Plan adopted in 1979, four other planning documents have been approved by City Council for areas to the north and east:

(a) Riverbend Area Structure Plan, 1979;

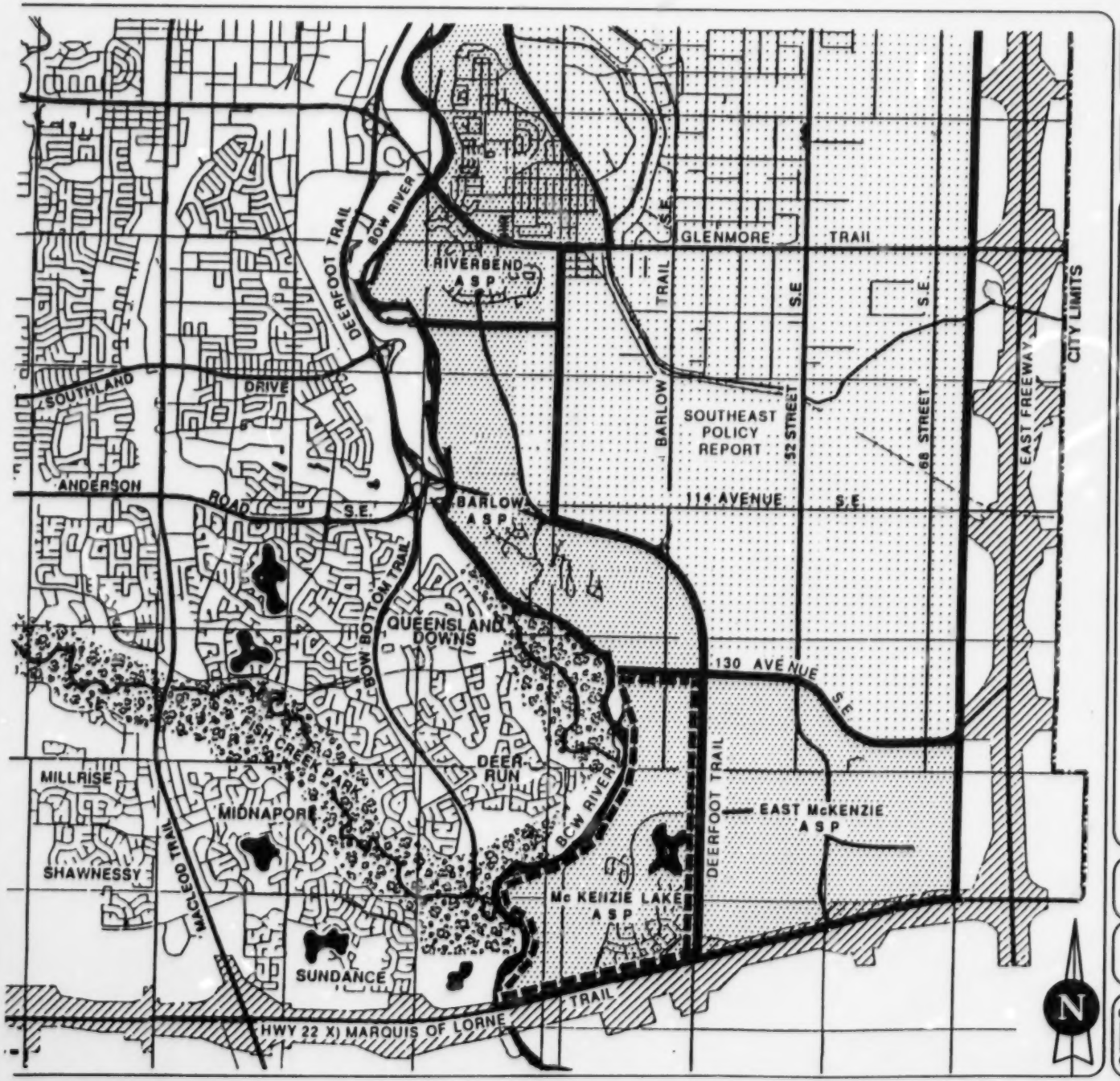
(b) Southeast Policy Report, 1980;

(c) Barlow Area Structure Plan, 1980; and

(d) East McKenzie Area Structure Plan, 1986.

Residential development is proposed as the predominant land use in the Riverbend, Barlow, and East McKenzie areas. The Riverbend area is almost fully developed, and is now extending into the northern part of Barlow. The Douglasdale Estates community has been developing to the south of Deerfoot Trail, extending gradually to the northern boundary of the McKenzie Lake area. To date, there has been no development in East McKenzie.

The Southeast Policy Report established general planning policies for the entire southeast sector including the industrial area as well as the areas covered by the aforementioned area structure plans. Preparation of a Southeast Industrial Area Structure Plan was initiated in 1980, but was never completed.



McKENZIE LAKE | MAP 6

TITLE
PLANNING CONTEXT

LEGEND

- GENERAL URBAN (RESIDENTIAL, COMMERCIAL ETC.)
- INDUSTRIAL
- TRANSPORTATION AND UTILITY CORRIDOR
- MCKENZIE LAKE PLANNING AREA
- ADJACENT PLANNING AREA BOUNDARIES

DATE
JANUARY 1992

THE CITY OF CALGARY
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0 1.6 3.2 km
0 1 2 mi

6.2 TRANSPORTATION NETWORK (Map 7)

The following major facilities comprise the future transportation network in the southeast sector of the city:

6.2.1 Roads

(a) Deerfoot Trail

Deerfoot Trail forms the eastern boundary of McKenzie Lake. This road is presently constructed as a four-lane divided expressway, but it can be upgraded to a grade-separated freeway. The long term plan for this road anticipates its extension south of the Marquis of Lorne Trail to connect with Highway 2 near De Winton.

McKenzie Lake Boulevard, at its northern end, connects to the Deerfoot Trail. This is an at-grade intersection which can also be upgraded to an interchange in the future.

(b) Marquis of Lorne Trail (Highway 22X)

This rural highway will be upgraded to a grade-separated freeway in the future. The existing access from Marquis of Lorne Trail to McKenzie Lake Boulevard will eventually be replaced by either a partial interchange or an overpass connecting to future development to the south.

(c) McKenzie Lake Boulevard

This road, being centrally located relative to the planning area, has been constructed to a major road standard. As noted above, its southerly extension will connect to future development south of Marquis of Lorne Trail, and its easterly extension will connect to the East McKenzie area.

6.2.2 Light Rail Transit

Two possible LRT alignments being considered for the southeast sector are shown in Map 7. These alternatives are based on the findings of the Southeast Mass Transit Corridor Study (CALTS 128), prepared for the City's Transportation Department in 1986. One alternative is to extend the South LRT line along the CPR right-of-way from Anderson Road to Midnapore, Shawnessy and the Marquis of Lorne Trail and then eastward to Sundance/Chaparral, McKenzie Lake and possibly East McKenzie. The South LRT Extension Functional Study, approved by City Council in 1982, defined this alignment in more detail from the Anderson Station to Shawnessy Station. The portion of this extension to Midnapore was placed as a second LRT priority in the most recent Transportation Improvements Priorities Study Update, approved by City Council 1990 April 16. Construction times of these extensions are yet to be determined by Council.

McKENZIE LAKE | MAP 7

TITLE
TRANSPORTATION NETWORK

LEGEND

- FREEWAY/EXPRESSWAY
- MAJOR ROAD
- GRADE-SEPARATED INTERCHANGE
- SOUTH LRT
- POSSIBLE FUTURE SOUTH LRT EXTENSION
- POSSIBLE FUTURE SOUTHEAST LRT
- PLANNING AREA

DATE
JANUARY 1992

THE CITY OF CALGARY
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0 0.5 1.0 km
0 0.25 0.5 mi

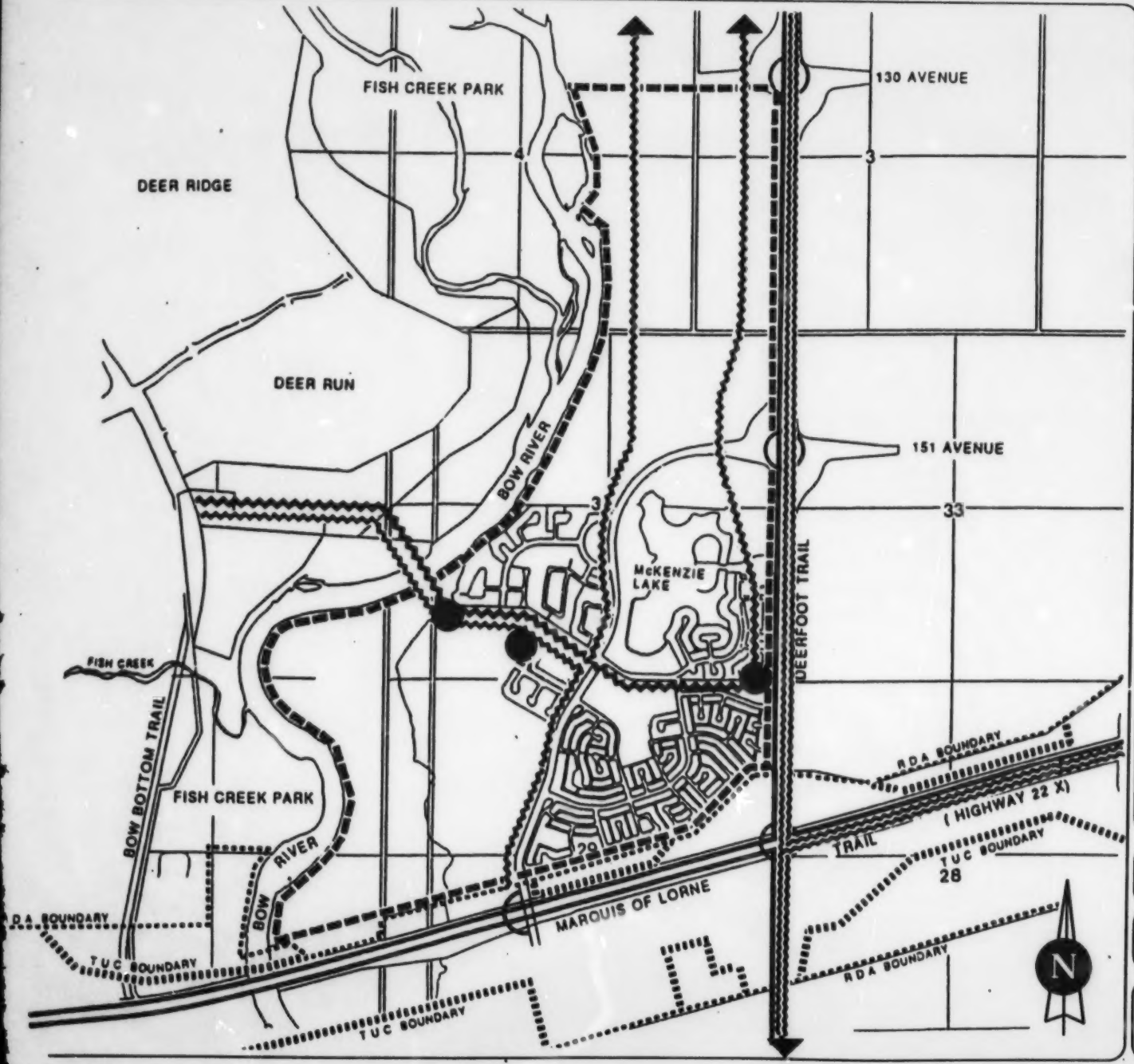
The second alternative identified in the Southeast Mass Transit Corridor Study was to build an entirely new Southeast LRT line from the downtown. Except through the East McKenzie area, however, an alignment for this corridor has not yet been established. Further study is required to determine which of these corridors is most appropriate for long-term transit service to the southeast sector.

7.0 SERVICES AND UTILITIES

7.1 WATER SUPPLY (Map 8)

McKenzie Lake is located in the Ogden pressure zone. Water supply to existing development is provided by a 900 millimetre diameter feeder main and 400 millimetre diameter secondary mains. These mains can be extended to service future development in the planning area.

Long-term plans for servicing additional development in the southeast sector include the installation of a watermain along the eastern boundary of McKenzie Lake to tie in with the Barlow Sector main to the north and with the proposed 52 Street S.E. main to the east.



McKENZIE LAKE | MAP 8

TITLE
WATER SUPPLY

LEGEND

- 900 MM FEEDERMAIN
- 400 MM SECONDARY MAIN
- POSSIBLE FUTURE MAIN
- P.R.V. CHAMBER
- PLANNING AREA BOUNDARY

DATE
JANUARY 1992

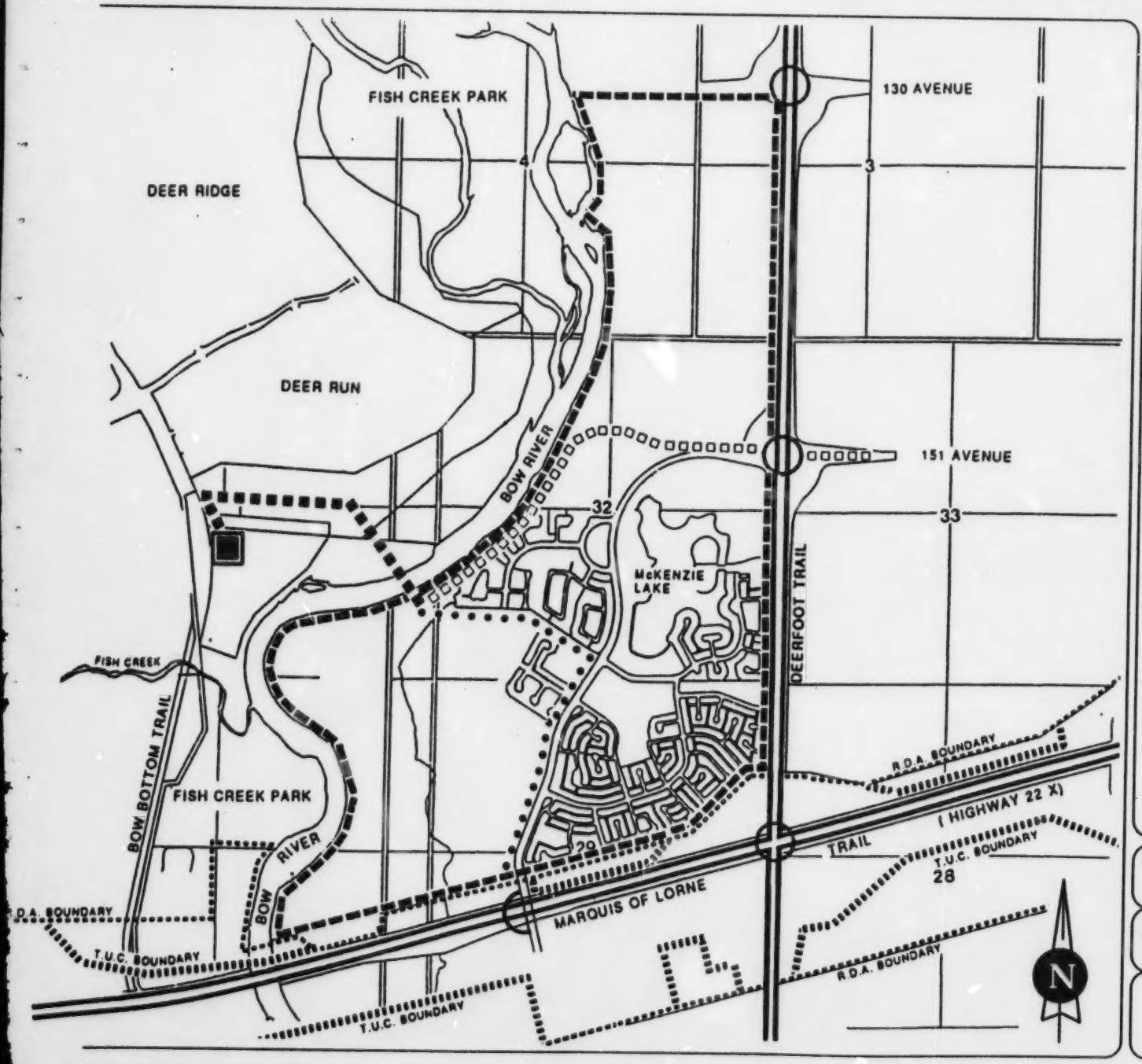
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

7.2 SANITARY SEWERS (Map 9)

Sanitary sewer service to McKenzie Lake is provided by the 1,050 millimetre diameter East McKenzie trunk, and a 450 millimetre secondary trunk. Both connect to the McKenzie Trunk, which drains to the Fish Creek Sewage Treatment Plant.

Development in the balance of the area south of 151 Avenue S.E. can be serviced by extending the existing trunks. Development north of 151 Avenue will require the extension of the East McKenzie Sanitary Trunk as shown on Map 9. A portion of this trunk has already been installed under the Deerfoot Trail, and another portion installed along the Bow River escarpment. The right-of-way needed for the balance of this trunk has been partly acquired.



McKENZIE LAKE

MAP 9

TITLE

SANITARY SEWERS

LEGEND

- McKENZIE SANITARY TRUNK
- SECONDARY SANITARY TRUNK
- EAST McKENZIE SANITARY TRUNK
- FISH CREEK SEWAGE TREATMENT PLANT
- PLANNING AREA BOUNDARY

DATE

JANUARY 1992

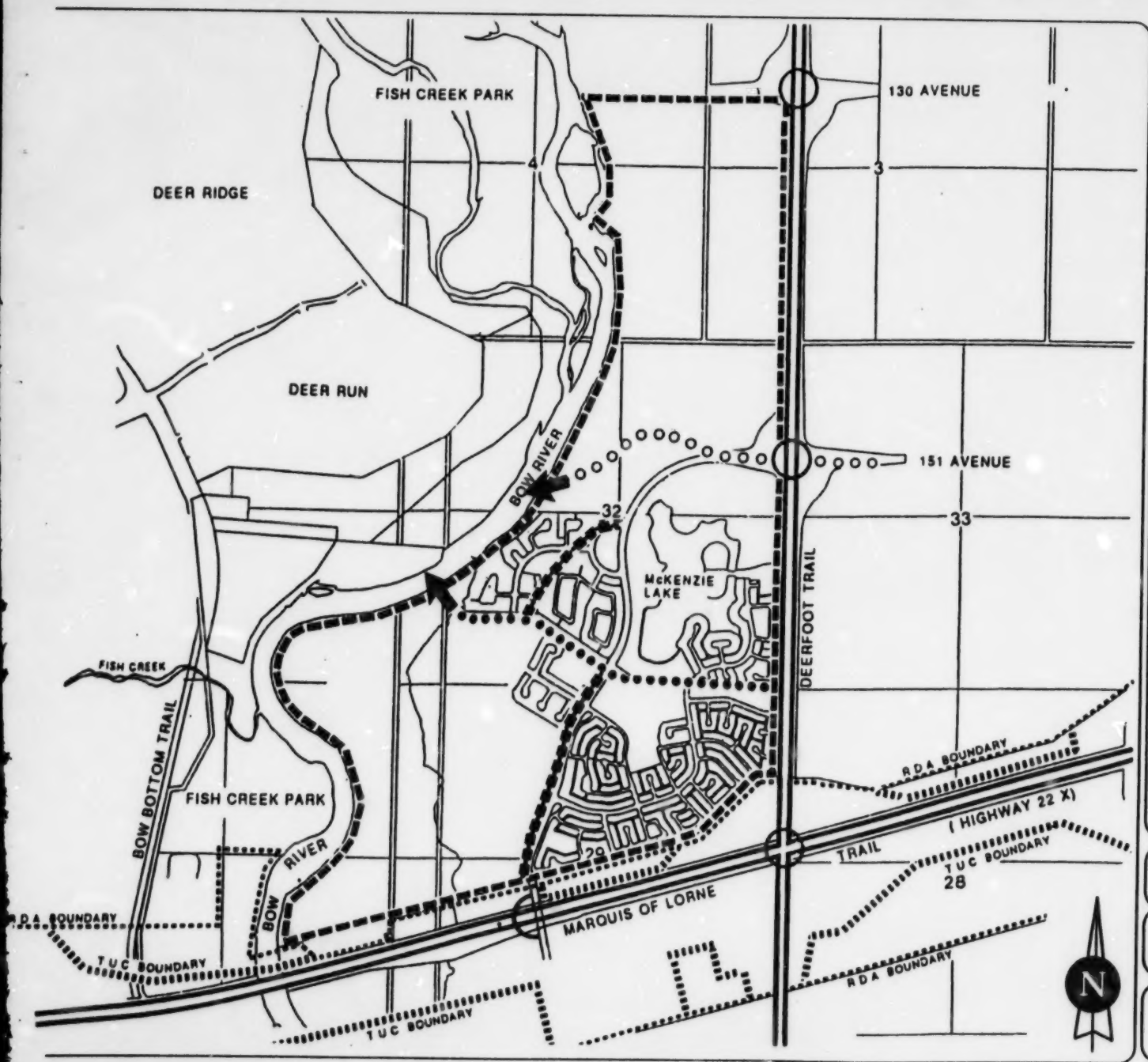
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

7.3 STORM SEWERS (Map 10)

Existing development in McKenzie Lake is serviced by a 1,650 millimetre storm sewer trunk with an outfall to the Bow River. This trunk has sufficient capacity to service development in the entire area south of 151 Avenue S.E.

Development north of 151 Avenue will require construction of the East McKenzie Storm Trunk, with a separate outfall to the Bow River. The storm trunk will be oversized to service some of the areas east of Deerfoot Trail.



McKENZIE LAKE | MAP 10

TITLE
STORM SEWERS

LEGEND
- STORM TRUNK
- SECONDARY STORM TRUNK
- EAST McKENZIE STORM TRUNK
- STORM OUTFALL
- PLANNING AREA BOUNDARY

DATE
JANUARY 1992

THE CITY OF CALGARY
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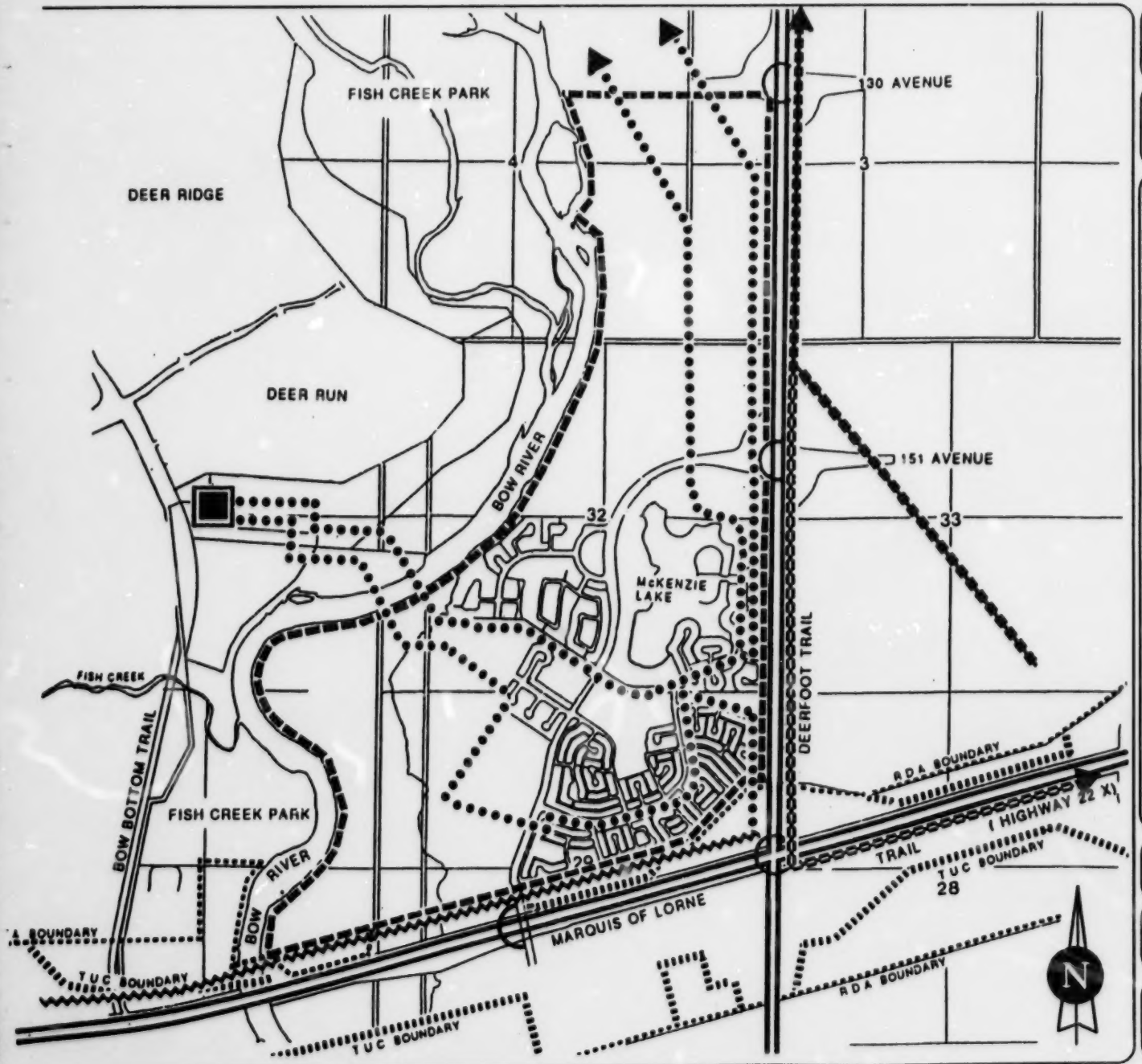
0 0.5 1.0 km
0 0.25 0.5 mi

7.4 ELECTRICAL (Map 11)

Two 13.2 kV electrical feeder lines provide service to the existing development. Extensions of these lines will service the balance of McKenzie Lake.

The 138 kV transmission line which previously crossed the northern portion of the planning area has been relocated along the east side of Deerfoot Trail.



McKENZIE LAKE

MAP 11

TITLE

ELECTRICAL SERVICE

LEGEND

- EXISTING TRANSMISSION 138 kV LINE
- FUTURE 138 kV TRANSMISSION LINE
- 13.2 kV FEEDER
- SUBSTATION No. 40
- PLANNING AREA BOUNDARY

DATE

JANUARY 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 0.5 1.0 km
0 0.25 0.5 mi

7.5 NATURAL GAS (Map 12)

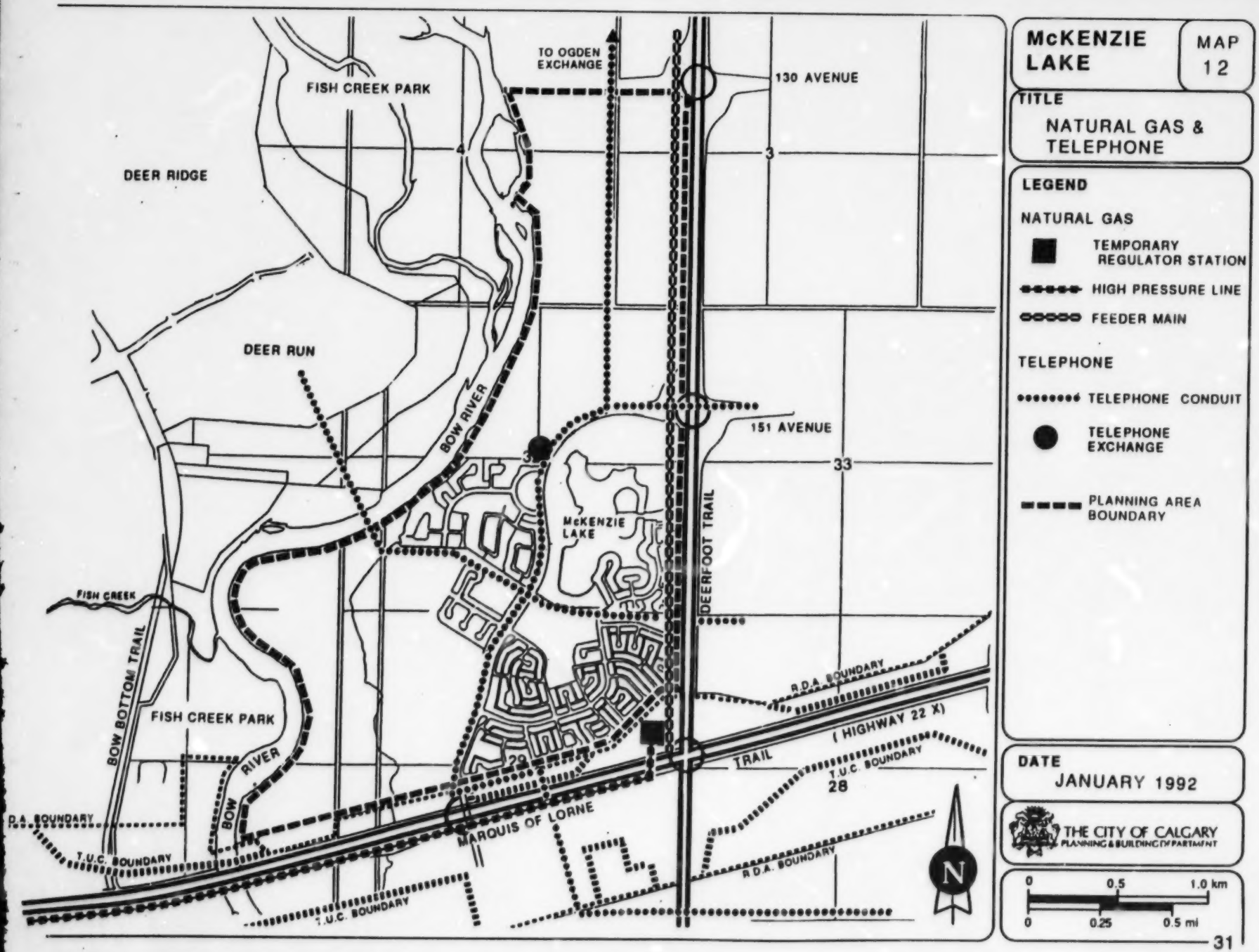
A high pressure line currently located in the TUC (adjacent to the Marquis of Lorne Trail), together with a temporary regulator station at the southeastern corner of the planning area, supply the existing development with natural gas. In addition, a feeder main has been installed within the Deerfoot Trail right-of-way on the west side of the road to serve McKenzie Lake, Douglasdale Estates, and any future development to the north.

The existing temporary regulator station located northwest of the intersection of the Marquis of Lorne Trail and Deerfoot Trail is likely to be replaced by a permanent station at the same location, possibly by 1994.

7.6 TELEPHONE (Map 12)

Existing development in McKenzie Lake is serviced by telephone trunks and feeders placed in the underground conduit connecting to the Deer Run area on the west side of the Bow River. Future development in this and the surrounding areas will require extensions to these feeders. As well, a trunk connection to the Ogden Exchange will be required.

A telephone exchange is currently under construction on a site west of McKenzie Lake Boulevard and north of Mountain Park Circle.



McKENZIE LAKE — MAP 12

TITLE
NATURAL GAS & TELEPHONE

LEGEND

NATURAL GAS
- TEMPORARY REGULATOR STATION
- HIGH PRESSURE LINE
- FEEDER MAIN

TELEPHONE
- TELEPHONE CONDUIT
- TELEPHONE EXCHANGE

PLANNING AREA BOUNDARY

DATE
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THE CITY OF CALGARY
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8.0 COMMUNITY SERVICES

8.1 POLICE SERVICE

Police protection is currently provided to residents of McKenzie Lake by Police District Office #6, located at 8325 Bonaventure Drive S.E. (Acadia).

Another police district office is planned for the southeast sector, with construction time set tentatively for 1997.

8.2 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE

Both fire protection and emergency medical services are provided to McKenzie Lake from Station #26 at 271 Midpark Boulevard (Midnapore). Backup protection is provided from Station #9 at 2515 - 78 Avenue S.E. (Ogden) and/or Station #25 at 4705 - 76 Avenue S.E. (Foothills Industrial Park). City Council recently approved Station #30, to be constructed in 1992 on a site along the McKenzie Lake Boulevard near the Marquis of Lorne Trail access. This is a temporary facility, to be eventually replaced by a permanent facility (on a site yet to be determined) to service existing and future development east of the Bow River.

8.3 LIBRARY SERVICE

At present, the nearest library to McKenzie Lake is the Fish Creek Area Library, located at 11161 Bonaventure Drive S.E. (Willow Park).

The Calgary Public Library has completed its evaluation of city-wide needs for library branches, particularly in growth areas. The results of this evaluation have been documented in a report entitled "Planning Process for New Facilities", which has been approved by the Board. A branch library for communities south of Fish Creek is placed as a third priority, although construction time is yet to be established by the Board.

8.4 SCHOOLS

The plan shows four school sites on Map 2. Three sites have been already designated for this use[4] and are located as follows:

(a) A large site, 10.9 hectares (27 acres) in size, is located southeast of the intersection of McKenzie Lake Boulevard with McKenzie Lake Way. This site, presently developed as playfields, is intended to accommodate public elementary and junior high schools as well as a community centre.

[4] A fourth site is required in the northeastern portion of the planning area for a separate elementary school, as per policy 3.2.3 of the ASP.

(b) A 3.88 hectare (9.6 acre) site is located west of McKenzie Lake Boulevard in the south-central portion. This site will accommodate a separate elementary and junior high school. The school is currently under construction and is scheduled to start in September 1992.

(c) A 6.07 hectare (15 acre) site is located west of the primary collector/collector road in the northern portion of the planning area. This site is intended to accommodate a public elementary and junior high school.

Except as specified above, schools will be built when justified by the extent of development, subject to the budget constraints and priorities of the respective school boards. In the meantime, students will be bused to other schools as designated by their respective boards.

8.5 SOCIAL SERVICES

City of Calgary social services will be provided to McKenzie Lake by the Heritage Square Area Office at 8500 Macleod Trail S.E. (Acadia). The services include youth probation, community social work and child care consultation. Future needs will be monitored to determine if another municipal area office and additional staff to serve the growing communities in the south sector are required.

Provincial social services are provided to this area by the Alberta Social Services Willow Park District Office at 10325 Bonaventure Drive S.E.

8.6 PUBLIC HEALTH SERVICE

McKenzie Lake residents are served by the Midnapore District Office of the Calgary Health Services, located at 240 Midpark Way S.E.

The Rockyview General Hospital, approximately 14 kilometres (9 miles) northwest of the planning area, is presently the nearest hospital. A site for a possible new hospital has been identified within the proposed Shawnessy Regional Centre on the west side of Macleod Trail and south of 162 Avenue. However, construction of a hospital on this site has not yet been committed by the Province.